

CABANA CONSTRUCTION CHECKLIST

Provide 3 sets of plans including:

1. HCD Plot Plan completed with all dimensions of structures on the lots. If the cabana is located in an area where the snow load is greater than 70 psf, engineering is required per 2010 California Residential Code, R301.2.3.
2. Foundation plans shall comply with Title 25, California Code of Regulations, Section 1450.
3. Framing plans for floors, walls, roofs, braced wall panel locations, framing details at windows & doors; include sizes & type of lumber and mechanical connectors as required by Title 25, California Code of Regulations, Section 1446 and current edition of the California Residential Code.
4. Floor plan indicating use and dimensions of all rooms and indicating the location of heat registers.
5. Electrical plans showing locations of all receptacles, lights, switches and junction box. The requirements shall comply with Title 25, California Code of Regulations, Section 1436.
6. Energy plans shall comply with Title 25, California Code of Regulations, Section 1464.
7. Plumbing plans if installing a bathroom/laundry room provide a single line drawing of the water supply and sewage disposal including type of materials. The requirements shall comply with Title 25, California Code of Regulations, Section 1440.
8. Required fees based on the cabana valuation schedule.
9. MH alteration permit (HCD 415) with \$196 in fees is required if altering the home's electrical, mechanical, structural or plumbing systems.

**DEPT. OF HOUSING AND COMMUNITY DEVELOPMENT
FEE SCHEDULE FOR CABANA PLAN**



THIS FEE SCHEDULE BECOMES EFFECTIVE FEBRUARY 1, 2009

SQ. FOOTAGE	PERMIT FEE	SQ. FOOTAGE	PERMIT FEE	SQ. FOOTAGE	PERMIT FEE
70	196.00	233-242	297.00	401-411	441.00
71-84	196.00	243-253	306.00	412-421	450.00
85-95	196.00	254-263	315.00	422-431	459.00
96-105	196.00	264-274	324.00	432-442	468.00
106-116	196.00	275-284	333.00	443-442	477.00
117-126	198.00	285-295	342.00	443-453	486.00
127-137	207.00	296-305	351.00	454-463	495.00
138-147	216.00	306-316	360.00	464-474	504.00
148-158	225.00	317-326	369.00	475-484	513.00
159-168	234.00	327-337	378.00	485-495	522.00
169-179	243.00	338-347	387.00	496-505	531.00
180-189	252.00	348-358	396.00	506-516	540.00
190-200	261.00	359-368	405.00	517-526	549.00
201-211	270.00	369-379	414.00	527-537	558.00
212-221	279.00	380-390	423.00	538-547	567.00
222-232	288.00	391-400	432.00	548-558	576.00

NOTES:

1. A minimum plan check fee of one half (1/2) of the above construction fee and 1/2 of any fees required for plumbing and electrical installed in the cabana.
2. If the MH-unit electrical, sewer, mechanical or structural systems are altered to accommodate the cabana, a mobilehome alteration permit is required. The permit fee is \$196.00 and must be applied for on an HCD 415.
3. If the park electrical pedestal is to be altered for the cabana power supply, add \$7.00 to the application fee.
4. If the park sewer drain is to be altered for the cabana plumbing, add \$7.00 to the application fee.
5. Add \$1.50 to the application fee for each electrical circuit installed to the cabana.
6. Add \$.35 to the application fee for each light, switch or electrical receptacle installed in the cabana.
7. Add \$3.00 to the application fee for each plumbing fixture installed in the cabana.

EXAMPLE:

A 289 sq. foot cabana is to be built. The cabana will contain a hobby sink, 2 electrical circuits and a total of 10 switches, lights and receptacles. The power supply will be taken off the park electrical pedestal and the park sewer drain will be altered to drain the sink.

Permit fee from the table.....	\$342.00
Alter park electrical pedestal.....	7.00
Install 2 electrical circuits (2 x \$1.50).....	3.00
Install 10 switches, receptacles, lights (10 x \$.35).....	3.50
Install 1 sink.....	3.00
Alter park sewer drain.....	7.00
SUB TOTAL	365.50
PLAN CHECK FEE	182.75
TOTAL	\$548.25

STEP 6. COMPLETION OF VERIFICATION OF WUI CLASSIFICATION

WILDLAND URBAN INTERFACE CLASSIFICATION

The following information is used by the Department of Housing and Community Development (HCD) in order to determine the correct installation of materials and construction methods for exterior wildfire exposure. Applicants should obtain information as indicated below from the local authority having jurisdiction, and are requested to submit the following information with the HCD 415 and/or HCD 50 form at the time of permit application to HCD.

Applicant Name _____

Date _____ Telephone No. _____

Applicant to complete items 1 through 3

1. Site Location of Home: _____
2. Assessor Parcel No. (if known): _____
3. Mobilehome Park Name (if applicable) _____

Obtain Assistance from Local Authority Having Jurisdiction in completion of the following:

1. Fire Department or District: _____
2. Contact Person and Telephone _____

The home described above is or is intended to be located in an area as noted below:

- ☐ State Responsibility Area (SRA)
- ☐ Very High ☐ High ☐ Moderate ☐ Unzoned
- ☐ (LRA) Local Agency Very-High Severity Zone
- ☐ (LRA) Wildland Urban Interface Area – Specify the ignition-resistant construction require by the local authority having jurisdiction for fire protection on this property _____
- _____
- ☐ N/A

Article 9. Accessory Buildings and Structures

§ 1422. Application and Scope.

(a) Except as otherwise noted, the requirements of this article shall apply to the construction, use, maintenance, and occupancy of accessory buildings or structures and building components constructed or installed adjacent to units both within and outside of parks.

(b) Accessory buildings or structures or building components that are constructed and maintained in accordance with those statutes and regulations which were in effect on the date of original construction, are not subject to the requirements of subsequent regulations. An accessory building or structure or building component that is moved to a different location shall be subject to the permit to construct requirements of this chapter. Any alterations or additions must comply with the current provisions of this chapter.

(c) No accessory structure may be attached to or be supported by an MH-unit if the manufacturer's installation instructions prohibit attachment or transmission of loads to the unit or require freestanding structures. (d) When the manufacturer's installation instructions are not available, accessory structures with a roof live load greater than ten (10) psf shall be freestanding. An existing awning or carport, exceeding ten (10) psf that was previously supported by the unit, may be reinstalled at the time of MH-unit installation.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18254 and 18552, Health and Safety Code.

§ 1424. Regulated Structures.

(a) Accessory buildings or structures or building components which do not comply with this article or are deemed to be unsafe by the enforcement agency shall not be allowed, constructed, or occupied.

(b) A permit shall be obtained from the enforcement agency to construct or install an accessory building or structure as required by Article 1 of this chapter, unless specifically exempted in section 1018 of this chapter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18500, and 18552, Health and Safety Code.

§ 1426. Accessory Buildings or Structures and Building Components Installed in Fire Hazard Severity Zones.

(a) Accessory buildings or structures or building components constructed or installed in parks in a State Responsibility Area Fire Hazard Severity Zone or a local Very-High Fire Hazard Severity Zone, as indicated on the California Department of Forestry and Fire Protection's Fire Hazard Severity Zone Maps, shall comply with Title 24, Part 2.5, Chapter 3, section R327 of the California Residential Code (CRC) which is hereby incorporated by reference with the exception of the following provisions: Sections R327.1.5, R327.2 (Fire Protection Plan) and R327.3.6.

(b) Accessory buildings or structures or building components constructed or installed outside of parks in a State Responsibility Area Fire Hazard Severity Zone, a local Very-High Fire Hazard Severity Zone, or a local Wildland-Urban Interface Fire Area shall comply with the provisions of the CRC, Title 24, Part 2.5, Chapter 3, section R327.

NOTE: Authority cited: Sections 18300 and 18691, Health and Safety Code. Reference: Section 18691.

§ 1428. Location.

(a) In parks, accessory buildings or structures, or any part thereof, on a lot shall maintain the following setbacks from lot lines:

(1) When constructed of noncombustible materials:

(A) may be up to the lot line, provided a minimum three (3) foot clearance is maintained from any other unit, accessory building or structure, or building component on adjacent lots.

(2) When constructed of combustible materials:

(A) a minimum three (3)-foot clearance from all lot lines, and

(B) a minimum six (6)-foot clearance from any other unit, accessory buildings or structures, or building components on adjacent lots constructed of combustible materials.

- (b) Cabanas shall meet the location requirements for units, as referenced in section 1330 of this chapter.
- (c) Location requirements governing private garages and storage buildings are contained in section 1443.
- (d) Stairways with landings not to exceed twelve (12) square feet may be installed to the lot line provided they are located a minimum of three (3) feet from any unit, or accessory building or structure, including another stairway, on an adjacent lot. However, if the stairway is an up-and-over design (steps up the front and down the back) that provides access to the lot beyond the stairway, it does not need to maintain the separation from a unit or accessory building or structure, including another stairway, on an adjacent lot.
- (e) Fencing of any material, that meets the requirements of section 1514 of this article, may be installed up to a lot line.
- (f) No portion of an accessory building or structure, or building component shall project over or beyond a lot line.
- (g) Any accessory building or structure, or building component may be installed up to a lot line bordering a roadway or common area provided there is no combustible building or structure in the common area within six (6) feet and no building or structure of any kind within three (3) feet of any portion of the accessory building or structure, or building component. The maximum seventy-five percent (75%) lot coverage allowed by section 1110 of this chapter shall be maintained.
- (h) Wood awning or carport support posts four (4) inches or greater in nominal thickness may be located up to a lot line provided the remainder of the awning or carport is composed of noncombustible material.

NOTE: Authority cited: Sections 18300, and 18610, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

§ 1429. Required Exits.

- (a) An enclosed accessory building or structure or building component may be constructed or installed to enclose an emergency exit window from a sleeping room within a unit provided the enclosed area adjacent to the emergency exit window has a door not less than twenty-eight (28) inches in width and seventy-four (74) inches in height providing direct access to the outside. The exit doorway from the enclosed accessory building or structure, or building component shall comply with the exit illumination requirements contained in the California Residential Code and lighting outlet requirements contained in the California Electrical code.
- (b) An accessory building or structure which encloses a required exit doorway from an MH-unit shall have an exit path and exit that does not violate the exit facilities requirements for manufactured homes, as contained in the Manufactured Home Construction and Safety Standards, 24CFR, Part 3280.105.
- (c) An awning enclosure that encloses a required exit shall not be divided with interior walls or barriers unless the divided areas contain additional exit doors serving the divided areas that comply with subsection (a).

NOTE: Authority cited: Sections 18029 and 18300, Health and Safety Code. Reference: Sections 18029, 18552, and 18610, Health and Safety Code.

1432. Construction.

- (a) Construction and installation of accessory buildings or structures or building components shall comply with the structural requirements of the California Residential Code, except as otherwise provided by this article. The enforcement agency may require accessory buildings and structures or building components be designed and constructed to withstand live loads, vertical uplift or horizontal forces from any direction in excess of the minimum loads specified in this chapter, based on local geologic, topographic, or climatic conditions, when approved by the department.
- (b) Accessory buildings and structures constructed of aluminum or aluminum alloy shall be designed to conform to the specifications contained in the California Residential Code.
- (c) Unless data to substantiate the use of higher values is submitted to the enforcement agency, the allowable loading of accessory buildings or structures or building components on the soil shall not exceed one thousand five-hundred (1,500) psf vertical soil bearing pressure, one hundred fifty (150) psf of depth lateral soil bearing pressure, and one hundred sixty-seven (167) psf frictional resistance for uncased cast-in-place concrete piles.

NOTE: Authority cited: Section 18300, Health as Safety Code. Reference: Sections 18552 and 18620, Health and Safety Code.

§ 1436. Electrical Installations.

(a) Electrical equipment and installations within an accessory building or structure or building component and the circuit supplying power shall be installed by a permanent wiring method and shall comply with the requirements for electrical installations of this chapter.

(b) Flexible cord shall not be used to supply an accessory building or structure or building component, or as a substitute for the fixed wiring of an accessory building or structure or building component.

(c) Unless otherwise specified by this article, electrical service provided to an accessory building or structure or building component may be supplied by either of the following:

(1) from the lot service equipment, provided:

(A) a permit is obtained to alter the lot electrical service by installing a separate overcurrent protective device rated not more than the total calculated electrical load, and

(B) the lot service equipment is capable of supplying the additional load, and

(C) the overcurrent protective device and its installation complies with the California Electrical Code.

(2) from an MH-unit provided:

(A) the MH-unit is capable of supplying the additional load, and

(B) a permit to alter the MH-unit's electrical system, substantiated with load calculations, is obtained from the department pursuant to the California Code of Regulations, Title 25, Division 1, Chapter 3.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18029, 18552, 18670, Health and Safety Code.

§ 1438. Mechanical Installations.

Requirements for heating, ventilating, comfort cooling systems, and fireplaces constructed or installed in, or in conjunction with, accessory buildings or structures or building components are contained in the California Mechanical Code.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18630, and 18690, Health and Safety Code.

§ 1440. Plumbing.

(a) The requirements for fuel gas piping, plumbing systems, and equipment installed in accessory buildings or structures or building components are contained in the California Plumbing Code, except as otherwise specified in this article.

(b) A unit directly connected to the water distribution system of a park shall be connected with piping and fittings listed and approved for that purpose. Flexible hose shall not be used as a substitute for water piping or connections.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18554, and 18630, Health and Safety Code.

§ 1442. Foam Building System Flammability Standards.

The requirements of Title 25, California Code of Regulations Chapter 1, Subchapter 1, Article 4, section 24, shall apply to the use of any foam plastic or foam plastic building system used in the construction of accessory buildings or structures.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18691, Health and Safety Code.

§ 1443. Private Garages and Storage Buildings.

(a) A private garage or storage building may be located immediately adjacent to a unit if the garage or storage building wall adjacent to the unit is constructed of materials approved for one (1) hour fire-resistant construction. If there are openings which are not one (1)-hour fire-rated in the unit wall adjacent to the garage or storage building wall, a minimum of three (3) feet of separation shall be maintained. A minimum of six (6) feet of separation shall be maintained between the unit and a private garage or storage building which does not meet the requirements for one (1) hour fire-resistant construction.

(b) A three (3)-foot separation shall be maintained from a private garage or storage building and any lot line which does not border on a roadway.

(c) Garages shall be designed and constructed as freestanding structures. They shall not be attached to or supported by an MH-unit; however, to provide a weather seal, flashing or sealing materials may be affixed between the garage and the MH-unit.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

§ 1444. Cabana Permitted.

A cabana may be constructed, occupied, and maintained on a lot only as an accessory structure to a unit located on the same lot. A cabana shall not be erected, constructed, occupied or maintained on a lot as an accessory structure to a motor home, tent trailer, or slide-in or truck-mounted camper.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1446. Cabana-Design and Construction.

A cabana shall be designed and constructed as a freestanding structure. A cabana shall not be attached to a unit. However to provide a weather seal, flashing or sealing materials may be affixed between the cabana and the unit. The design and construction of cabanas shall follow the requirements contained in the California Residential Code, except as otherwise provided in this article.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1448. Cabana-Dimensions.

(a) A cabana shall have a minimum ceiling height of seven feet from the finished floor to the finished ceiling, or, if there is no finished ceiling, to the bottom of the roof supports, except:

(1) a cabana must maintain a minimum ceiling height equal to the ceiling height of the unit for at least fifty (50) percent of the cabana;

(2) if the ceiling or roof is sloped, the minimum ceiling height is required for not less than one-half (1/2) of the sloping ceiling area. No portion of any room having a ceiling height of less than five (5) feet shall be considered as contributing to the minimum area required by this section.

(b) Cabana habitable room dimension requirements:

(1) A habitable room created by the construction of a cabana shall not be less than seven (7) feet in any horizontal dimension, and

(2) shall have a superficial floor area of not less than seventy (70) square feet, excluding a private toilet and bath compartment or storage area.

(3) For purposes of this subsection, horizontal dimension requirements for rooms created by the construction of a cabana may include existing space within the unit.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18630, Health and Safety Code.

§ 1450. Cabana- Support System.

(a) Cabanas may be installed using a support system in lieu of continuous footings. Girders shall be designed and constructed to evenly distribute the loads carried to the footings.

(b) Support systems shall comply with the applicable requirements of section 1334.

(c) When a support system is used in lieu of a foundation system, the cabana shall comply with the tiedown requirements for manufactured homes as specified in sections 1336.1 through 1336.3.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1452. Cabana-Floors.

Where a concrete floor on grade is used, it shall have a thickness of not less than three-and-one-half (3 ½) inches. The surface of a concrete floor shall not be less than two-and-one-half (2 ½) inches above the adjacent grade. Wood sills shall not be less than six (6) inches from adjacent earth. A wood floor may be laid directly on a waterproofed concrete slab.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1458. Cabana-Light and Ventilation.

(a) Each habitable room shall have an aggregate glazed window area of not less than eight (8) percent of the gross floor area for natural lighting with a minimum of fifty (50) percent of that glazed area able to be opened for ventilation. When the cabana encloses windows of the manufactured home or mobilehome, park trailer, or travel trailer required for light and ventilation, the window area of the cabana shall be not less than the total area of windows enclosed by the cabana.

(b) A bathroom, toilet room, or service room shall have an aggregate window area of not less than three (3) square feet, except where an approved mechanical ventilation system is provided. When a service or storage room does not enclose or obstruct a window of the manufactured home or mobilehome, park trailer, or travel trailer, no additional window area is required.

(c) Where ventilation of a room is by natural means, openings such as windows, skylights, grilles or gravity vents shall have a minimum net free cross sectional area opening to the outer air equal to five (5) percent of gross floor area.

(d) Required windows of a cabana shall open to an open space, either directly or through a porch or awning having a minimum clear height of not less than six (6) feet two (2) inches. Such porch or awning shall be at least fifty (50) percent open on the side opposite the windows.

(e) For bathrooms, toilet rooms or service rooms, where the net free cross-sectional area of available natural ventilation is less than five (5) percent of the gross floor area, an approved system of mechanical ventilation and artificial light may be used in lieu of required natural light and ventilation.

(f) Where mechanical ventilation is installed, it shall be capable of producing two (2) air changes per hour with not less than one-fifth (1/5) of the air supply taken from outside the cabana, except that in bathrooms, toilet rooms or service rooms, the mechanical ventilation system, connected directly to the outside, shall be capable of providing five (5) air changes per hour.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1460. Cabana-Electrical Installations.

(a) The requirements for electrical installations in cabanas shall comply with the California Electrical Code.

(b) Each cabana shall be provided with not less than one branch circuit complying with section 1436 of this chapter.

(c) When electrical heating equipment or other fixed appliances are installed in a cabana, the cabana shall be provided with not less than two branch circuits.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18670, Health and Safety Code.

§ 1462. Cabana-Cooking Facilities.

Cooking appliances or facilities shall not be installed or used in a cabana.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

§ 1464. Cabana-Energy Standards.

The energy requirements for cabanas shall comply with the following:

(a) Cabanas with a total floor area less than 250 square feet shall be provided with the following minimum thermal resistance (R) rated insulation.

(1) Roof/ceiling – R-19.

(2) Walls and raised floors – R-13.

(3) All window areas must be dual-glazed.

(b) For cabanas with a total floor area of 250 to 500 square feet, the applicable minimum requirements in the "Mandatory Measures Checklist: Residential, MF-1R" dated August 2001, which is incorporated by reference as set forth in the "Residential Manual for Compliance with California's 2001 Energy Efficiency Standards", to the extent applicable to construction materials, appliances or fixtures within the cabana. Exception: "Cool Roof" material shall not be required for cabana construction.

(c) For cabanas with a total floor area of more than 500 square feet, the minimum requirements in the California Energy Code as applicable to residential dwellings for the zone in which the cabana will be located, to the extent applicable to construction materials, appliances, or fixtures within the cabana. Exception: "Cool Roof" material shall not be required for cabana construction.

(d) The enforcement agency may develop and use or provide as informational guidelines energy standard charts implementing or specifying the California Energy Code requirements which are otherwise used for construction within the jurisdiction of the enforcement agency.

(e) Plans for cabana construction must indicate the method for providing active or passive space-heating capable of providing an average indoor temperature of sixty-eight (68) degrees.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

§ 1466. Awning—Permitted.

An awning may be erected, constructed, or maintained only as an accessory structure to a unit located on the same lot.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

§ 1468. Awning-Design and Construction.

(a) An awning and its structural parts, except cloth, canvas, or similar flexible materials, shall be designed, constructed, and erected to adequately support all dead loads plus a minimum vertical live load of ten (10) psf except that snow loads shall be used where snow loads exceed this minimum. Requirements for the design of awnings necessary to resist minimum horizontal wind pressure are contained in the California Residential Code.

(b) The following awnings shall be completely freestanding;

(1) awnings with a roof structure dead load weight of more than six (6) psf;

(2) awnings exceeding twelve (12) feet in width (projection) as measured from the wall of the MH-unit to the outer edge of the awning roof; and

(3) awnings required to be designed and constructed for live loads in excess of ten (10) psf.

(c) Flashing or sealing materials may be used to provide a weather seal between a freestanding awning and a unit. No separation is required between a freestanding awning and an attached awning located on the same lot.

(d) Notwithstanding the provisions of subsection (b), an awning installed in an area with a roof live load not to exceed 20 psf with a dead load not to exceed six and one-half (6 ½) psf may be attached to an MH-unit provided all of the following apply:

(1) the MH-unit was manufactured after September 15, 1971, and bears a department insignia of approval or a HUD label of approval; and

(2) it is provided with continuous perimeter support under the rim joist below the wall for the entire length of the awning or as a perimeter support system designed in accordance with the California Residential Code and

(3) it is secured to the sidewall, excluding eaves and overhangs.

Any noise standards shall be consistent with local noise ordinances implementing the noise element of the general plan and shall take into consideration the noise levels generated by children.

The local government shall process any required permit as economically as possible, and fees charged for review shall not exceed the costs of the review and permit process. Not less than 10 days prior to the date on which the decision will be made on the application, the zoning administrator or person designated to handle such use permits shall give notice of the proposed use by mail or delivery to all owners shown on the last equalized assessment roll as owning real property within a 100-foot radius of the exterior boundaries of the proposed large family day care home. No hearing on the application for a permit issued pursuant to this paragraph shall be held before a decision is made unless a hearing is requested by the applicant or other affected person. The applicant or other affected person may appeal the decision. The appellant shall pay the cost, if any of the appeal.

(b) A large family day-care home shall not be subject to the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code.

(c) Use of a single-family dwelling for the purposes of a large family day-care home shall not constitute a change of occupancy for purposes of Part 1.5 (commencing with Section 17910) of Division 13 (State Housing Law), or for purposes of local building and fire codes.

(d) Large family day-care homes shall be considered as single-family residences for the purposes of the State Uniform Building Standards Code and local building and fire codes, except with respect to any additional standards specifically designed to promote the fire and life safety of the children in these homes adopted by the State Fire Marshal pursuant to this subdivision.

R326.3 Smoke alarms. Large family day-care homes shall be equipped with State Fire Marshal approved and listed single station residential type smoke alarms. The number and placement of smoke alarms shall be determined by the enforcement authority.

R326.4 Fire extinguishers. Large and small family day-care homes shall be equipped with a portable fire extinguisher having a minimum 2A10BC rating.

R326.5 Fire alarm devices. Every large family day-care home shall be provided with at least one manual device at a location approved by the authority having jurisdiction. Such device shall actuate a fire alarm signal, which shall be audible throughout the facility at a minimum level of 15 db above ambient noise level. These devices need not be interconnected to any other fire alarm device, have a control panel or be electrically supervised or provided with emergency power. Such device or devices shall be attached to the structure and may be of any type acceptable to the enforcing agent, provided that such devices are distinctive in tone and are audible throughout the structure.

R326.6 Compliance. Every large-family day-care home shall comply with the provisions for Group R-3 occupancies and, if appropriate, Section 326.1. For the purposes of Section 326.1,

the first story shall be designated as the floor used for residential occupancy nearest to the street level which provides primary access to the building.

Enforcement of the provisions shall be in accordance with the Health and Safety Code Sections 13145 and 13146. No city, county, city and county, or district shall adopt or enforce any building ordinance or local rule or regulation relating to the subject of fire and life safety in large-family day-care homes which is inconsistent with those standards adopted by the State Fire Marshal, except to the extent the building ordinance or local rule or regulation applies to single-family residences in which day care is not provided.

R326.7 Special hazards. Every unenclosed gas-fired water heater or furnace which is within the area used for child care in a large family day-care home shall be protected in such a way as to prevent children from making contact with those appliances.

Exception: This does not apply to kitchen stoves or ovens.

R326.8 Exiting. Every story or basement of a large family day-care home shall be provided with two exits which are remotely located from each other. Every required exit shall be of a size to permit the installation of a door not less than 32 inches (813mm) in clear width and not less than 6 feet 8 inches (2032 mm) in height. A manually operated horizontal sliding door may be used as one of the two required exits.

Where basements are used for day-care purposes, one of the two required exits shall provide access directly to the exterior without entering the first story. The second exit from the basement may either pass through the story above or exit directly to the exterior.

Rooms used for day-care purposes shall not be located above the first story.

Exception: Buildings equipped with an automatic sprinkler system throughout and which have at least one of the required exits providing access directly to the exterior. NFPA 13R may be used in large family day-care homes. The sprinkler omissions of NFPA 13R shall not apply unless approved by the enforcing agency.

Exit doors, including manually operated horizontal sliding doors, shall be openable from the inside without use of a key or any special knowledge or effort.

SECTION R327 MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

SECTION R327.1 SCOPE, PURPOSE AND APPLICATION

R327.1.1 Scope. This chapter applies to building materials, systems and or assemblies used in the exterior design and construction of new buildings located within a Wildland-Urban Interface Fire Area as defined in Section R327.2.

R327.1.2 Purpose. The purpose of this Chapter is to establish minimum standards for the protection of life and prop-

erty by increasing the ability of a building located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area to resist the intrusion of flame or burning embers projected by a vegetation fire and contributes to a systematic reduction in conflagration losses.

R327.1.3. Application. *New buildings located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date shall comply with the provisions of this chapter.*

Exceptions:

1. *Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.*
2. *Buildings of an accessory character classified as Group U occupancy of any size located least 50 feet from an applicable building.*
3. *Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this code (see also Appendix C – Group U Agricultural Buildings), when located at least 50 feet from an applicable building.*
4. *Additions to and remodels of buildings originally constructed prior to the applicable application date.*

R327.1.3.1 Application date and where required. *New buildings for which an application for a building permit is submitted on or after July 1, 2008 located in any Fire Hazard Severity Zone or Wildland Interface Fire Area shall comply with all sections of this chapter, including all of the following areas:*

1. *All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:*
 - 1.1. *Moderate Fire Hazard Severity Zones*
 - 1.2. *High Fire Hazard Severity Zones*
 - 1.3. *Very-High Fire Hazard Severity Zones*
2. *Land designated as Very-High Fire Hazard Severity Zone by cities and other local agencies.*
3. *Land designated as Wildland Interface Fire Area by cities and other local agencies.*

Exceptions:

1. *New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas, for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sections of this chapter.*

2. *New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland Interface Fire Area designated by cities and other local agencies for which an application for a building permit is submitted on or after December 1, 2005 but prior to July 1, 2008 shall only comply with the following sections of this chapter:*

2.1. *Section R327.5 – Roofing*

2.2. *Section R327.6 – Vents*

R327.1.4 Inspection and certification. *Building permit applications and final completion approvals for buildings within the scope and application of this chapter shall comply with the following:*

1. *Building permit issuance. The local building official shall, prior to construction, provide the owner or applicant a certification that the building as proposed to be built complies with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this chapter. Issuance of a building permit by the local building official for the proposed building shall be considered as complying with this section.*
2. *Building permit final. The local building official shall, upon completion of construction, provide the owner or applicant with a copy of the final inspection report that demonstrates the building was constructed in compliance with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this Chapter. Issuance of a certificate of occupancy by the local building official for the proposed building shall be considered as complying with this section.*

R327.1.5 Vegetation management compliance. *Prior to building permit final approval, the property shall be in compliance with the vegetation management requirements prescribed in California Fire Code section 4906, including California Public Resources Code 4291 or California Government Code Section 51182. Acceptable methods of compliance inspection and documentation shall be determined by the enforcing agency and may include any of the following:*

1. *Local, state or federal fire authority or designee authorized to enforce vegetation management requirements*
2. *Enforcing agency*
3. *Third-party inspection and certification authorized to enforce vegetation management requirements*
4. *Property owner certification authorized by the enforcing agency*

SECTION R327.2 DEFINITIONS

For the purposes of this chapter, certain terms are defined below:

CDF DIRECTOR means the Director of the California Department of Forestry and Fire Protection.

EXTERIOR COVERING. The exposed siding or cladding material applied to the exterior side of an exterior wall, roof eave soffit, floor projection or exposed underfloor framing.

FIRE PROTECTION PLAN is a document prepared for a specific project or development proposed for a Wildland-Urban Interface Fire Area. It describes ways to minimize and mitigate potential for loss from wildfire exposure. The Fire Protection Plan shall be in accordance with this chapter and the California Fire Code, Chapter 49. When required by the enforcing agency for the purposes of granting modifications, a fire protection plan shall be submitted. Only locally adopted ordinances that have been filed with the California Building Standards Commission or the Department of Housing and Community Development in accordance with Section 1.1.8 shall apply.

FIRE HAZARD SEVERITY ZONES are geographical areas designated pursuant to California Public Resources Codes Sections 4201 through 4204 and classified as Very-High, High or Moderate in State Responsibility Areas or as Local Agency Very-High Fire Hazard Severity Zones designated pursuant to California Government Code Sections 51175 through 51189. See California Fire Code Article 86.

The California Code of Regulations, Title 14, Section 1280 entitles the maps of these geographical areas as "Maps of the Fire Hazard Severity Zones in the State Responsibility Area of California."

HEAVY TIMBER. A type of construction classification specified in Section 602 of the California Building Code. For use in this chapter, heavy timber shall be sawn lumber or glue laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). Heavy timber walls or floors shall be sawn or glue-laminated planks splined, tongue-and-grove, or set close together and well spiked.

IGNITION-RESISTANT MATERIAL A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildland-urban interface conflagrations under worst-case weather and fuel conditions with wildfire exposure of burning embers and small flames, as prescribed in Section R327.3 and SFM Standard 12-7A-5, Ignition-Resistant Material.

LOCAL AGENCY VERY-HIGH FIRE HAZARD SEVERITY ZONE means an area designated by a local agency upon the recommendation of the CDF Director pursuant to Government Code Sections 51177(c), 51178 and 5118 that is not a state responsibility area and where a local agency, city, county, city and county, or district is responsible for fire protection.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is at least 6 inches (152 mm).

RAFTER TAIL. The portion of roof rafter framing in a sloping roof assembly that projects beyond and overhangs an exterior wall.

ROOF EAVE. The lower portion of a sloping roof assembly that projects beyond and overhangs an exterior wall at the lower end of the rafter tails. Roof eaves may be either "open" or "enclosed." Open roof eaves have exposed rafter tails and an unenclosed space on the underside of the roof deck. Enclosed roof eaves have a boxed-in roof eave soffit with a horizontal underside or sloping rafter tails with an exterior covering applied to the underside of the rafter tails.

ROOF EAVE SOFFIT. An enclosed boxed-in soffit under a roof eave with exterior covering material applied to the soffit framing creating a horizontal surface on the exposed underside.

STATE RESPONSIBILITY AREA means lands that are classified by the Board of Forestry pursuant to Public Resources Code Section 4125 where the financial responsibility of preventing and suppressing forest fires is primarily the responsibility of the state.

WILDFIRE is any uncontrolled fire spreading through vegetative fuels that threatens to destroy life, property or resources as defined in Public Resources Code Sections 4103 and 4104.

WILDFIRE EXPOSURE is one or a combination of radiant heat, convective heat, direct flame contact and burning embers being projected by vegetation fire to a structure and its immediate environment.

WILDLAND-URBAN INTERFACE FIRE AREA is a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires.

SECTION R327.3 STANDARDS OF QUALITY

R327.3.1 General. Building material, systems, assemblies and methods of construction used in this chapter shall be in accordance with Section R327.3.

R327.3.2 Qualification by testing. Material and material assemblies tested in accordance with the requirements of Section R327.3 shall be accepted for use when the results and conditions of those tests are met. Product evaluation testing of material and material assemblies shall be approved or listed by the State Fire Marshal, or identified in a current report issued by an approved agency.

R327.3.3 Approved agency. Product evaluation testing shall be performed by an approved agency as defined in Section 1702 of the California Building Code. The scope of accreditation for the approved agency shall include building product compliance with code.

R327.3.4 Labeling. Material and material assemblies tested in accordance with the requirements of section R327.3 shall bear an identification label showing the fire test results. That identification label shall be issued by a

testing and/or inspecting agency approved by the State Fire Marshal.

1. Identification mark of the approved testing and/or inspecting agency
2. Contact and identification information of the manufacturer
3. Model number or identification of the product or material
4. Pre-test weathering specified in this chapter
5. Compliance standard as described under Section R327.3.7

R327.3.5 Weathering and surface treatment protection.

R327.3.5.1 General. Material and material assemblies tested in accordance with the requirements of Section R327.3 shall maintain their fire test performance under conditions of use when installed in accordance with the manufacturers instructions.

R327.3.5.2 Weathering. Fire-retardant-treated wood and fire-retardant-treated wood shingles and shakes shall meet the fire test performance requirements of this chapter after being subjected to the weathering conditions contained in the following standards, as applicable to the materials and the conditions of use.

R327.3.5.2.1 Fire-retardant-treated wood. Fire-retardant-treated wood shall be tested in accordance with ASTM D 2898, "Standard Practice for Accelerated Weathering of Fire-Retardant Treated Wood for Fire Testing (Method A)" and the requirements of Section 2303.2 of the California Building Code.

R327.3.5.2.2 Fire-retardant-treated wood shingles and shakes. Fire-retardant-treated wood shingles and shakes shall be approved and listed by the State Fire Marshal in accordance with Section 208(c), Title 19 California Code of Regulations.

R327.3.5.3 Surface treatment protection. The use of paints, coatings, stains or other surface treatments are not an approved method of protection as required in this section.

R327.3.6 Alternates for materials, design, tests and methods of construction. The enforcing agency is permitted to modify the provisions of this chapter for site-specific conditions in accordance with Section 1.11.2.4. When required by the enforcing agency for the purposes of granting modifications, a fire protection plan shall be submitted in accordance with the California Fire Code, Chapter 49.

R327.3.7 Standards of quality. The State Fire Marshal standards for exterior wildfire exposure protection listed below and as referenced in this chapter are located in the California Referenced Standards Code, Part 12 and Chapter 44 of this code.

SFM Standard 12-7A-1, Exterior Wall Siding and Sheathing. A fire resistance test standard consisting of a

150 kW intensity direct flame exposure for a 10 minutes duration.

SFM Standard 12-7A-2, Exterior Windows. A fire resistance test standard consisting of a 150 kW intensity direct flame exposure for a 8 minutes duration.

SFM Standard 12-7A-3, Horizontal Projection Under-side. A fire resistance test standard consisting of a 300 kW intensity direct flame exposure for a 10 minute duration.

SFM Standard 12-7A-4, Decking. A two-part test consisting of a heat release rate (Part A) deck assembly combustion test with an under deck exposure of 80 kW intensity direct flame for a 3 minute duration, and a (Part B) sustained deck assembly combustion test consisting of a deck upper surface burning ember exposure with a 12 mph wind for 40 minutes using a 2.2lb (1kg) burning "Class A" size 12 inch x 12 inch x 2.25inch (300 mm x 300 mm x 57mm) roof test brand.

SFM Standard 12-7A-4A, Decking Alternate Method A. A heat release rate deck assembly combustion test with an under deck exposure of 80 kW intensity direct flame for a 3 minute duration,

SFM Standard 12-7A-5, Ignition-resistant Material. A generic building material surface burning flame spread test standard consisting of an extended 30 minute ASTM E 84 or UL 723 test method as is used for Fire-Retardant-Treated wood.

SECTION R327.4 IGNITION RESISTANT CONSTRUCTION

R327.4.1 General. The materials prescribed herein for ignition resistance shall conform to the requirements of this chapter.

R327.4.2 Ignition-resistant material. Ignition-resistant material shall be determined in accordance with the test procedures set forth in SFM Standard 12-7A-5 "Ignition-Resistant Material" or in accordance with this section.

R327.4.3 Alternative methods for determining ignition-resistant material. Any one of the following shall be accepted as meeting the definition of ignition-resistant material:

1. Noncombustible material. Material that complies with the definition for noncombustible materials in Section R202.
2. Fire-retardant-treated wood. Fire-retardant-treated wood identified for exterior use that complies with the requirements of Section 2303.2 of the California Building Code.
3. Fire-retardant-treated wood shingles and shakes. Fire-retardant-treated wood shingles and shakes, as defined in Section 1505.6 of the California Building Code and listed by State Fire Marshal for use as "Class B" roof covering, shall be accepted as an igni-

tion-resistant wall covering material when installed over solid sheathing.

SECTION R327.5 ROOFING

R327.5.1 General. Roofs shall comply with the requirements of Sections R327 and R902. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.

R327.5.2 Roof coverings. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be firestopped with approved materials or have one layer of minimum 72 pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D 3909 installed over the combustible decking.

R327.5.3 Roof valleys. Where valley flashing is installed, the flashing shall be not less than 0.019-inch (0.48 mm) No. 26 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72-pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D 3909, at least 36-inch-wide (914 mm) running the full length of the valley.

R327.5.4 Roof gutters. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.

SECTION R327.6 VENTS

R327.6.1 General. Where provided, ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation shall be in accordance with Section 1203 of the California Building Code and Sections R327.6.1 through R327.6.3 of this section to resist building ignition from the intrusion of burning embers and flame through the ventilation openings.

R327.6.2 Requirements. Ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation openings shall be fully covered with metal wire mesh, vents, other materials or other devices that meet the following requirements:

1. The dimensions of the openings therein shall be a minimum of $\frac{1}{16}$ th inch (1.6 mm) and shall not exceed $\frac{1}{8}$ th inch (3.2mm).
2. The materials used shall be noncombustible.

Exception: Vents located under the roof covering, along the ridge of roofs, with the exposed surface of the vent covered by noncombustible wire mesh, may be of combustible materials.

3. The materials used shall be corrosion resistant.

R327.6.3 Ventilation openings on the underside of eaves and cornices: Vents shall not be installed on the underside of eaves and cornices.

Exceptions:

1. The enforcing agency may accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.
2. Vents complying with the requirements of Section R327.6.2 may be installed on the underside of eaves and cornices in accordance with either one of the following conditions:
 - 2.1. The attic space being ventilated is fully protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the California Building Code or,
 - 2.2. The exterior wall covering and exposed underside of the eave are of noncombustible material, or ignition-resistant materials as determined in accordance with SFM Standard 12-7A-5 Ignition-Resistant Material and the vent is located more than 12 feet from the ground or walking surface of a deck, porch, patio, or similar surface.

SFM-SECTION R327.7 EXTERIOR COVERING

R327.7.1 Scope. The provisions of this section shall govern the materials and construction methods used to resist building ignition and/or safeguard against the intrusion of flames resulting from small ember and short-term direct flame contact exposure.

R327.7.2 General. The following exterior covering materials and/or assemblies shall comply with this section:

1. Exterior wall covering material
2. Exterior wall assembly
3. Exterior exposed underside of roof eave overhangs
4. Exterior exposed underside of roof eave soffits
5. Exposed underside of exterior porch ceilings
6. Exterior exposed underside of floor projections
7. Exterior underfloor areas

Exceptions:

1. Exterior wall architectural trim, embellishments, fascias, and gutters
2. Roof or wall top cornice projections and similar assemblies
3. Roof assembly projections over gable end walls

R327.7.7 Floor projections. The exposed underside of a cantilevered floor projection where a floor assembly extends over an exterior wall shall be protected by one of the following:

1. Noncombustible material
2. Ignition-resistant material
3. One layer of $\frac{5}{8}$ -inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection
4. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor projection including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual
5. The underside of a floor projection assembly that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3

Exception: Architectural trim boards.

R327.7.8. Underfloor protection. The underfloor area of elevated or overhanging buildings shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following:

1. Noncombustible material
2. Ignition-resistant material
3. One layer of $\frac{5}{8}$ -inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection
4. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual
5. The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3

Exception: Heavy-timber structural columns and beams do not require protection.

R327.7.9 Underside of appendages. When required by the enforcing agency the underside of overhanging appendages shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following:

1. Noncombustible material
2. Ignition-resistant material
3. One layer of $\frac{5}{8}$ -inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection
4. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual

5. The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3

Exception: Heavy-timber structural columns and beams do not require protection.

SECTION R327.8 EXTERIOR WINDOWS AND DOORS

R327.8.1 General.

R327.8.2 Exterior glazing. The following exterior glazing materials and/or assemblies shall comply with this section:

1. Exterior windows
2. Exterior glazed doors
3. Glazed openings within exterior doors
4. Glazed openings within exterior garage doors
5. Exterior structural glass veneer

R327.8.2.1 Exterior windows and exterior glazed door assembly requirements. Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements:

1. Be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 Safety Glazing, or
2. Be constructed of glass block units, or
3. Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or
5. Be tested to meet the performance requirements of SFM Standard 12-7A-2.

R327.8.2.2 Structural glass veneer. The wall assembly behind structural glass veneer shall comply with Section R327.7.3.

R327.8.3 Exterior doors. Exterior doors shall comply with one of the following:

1. The exterior surface or cladding shall be of noncombustible or ignition-resistant material, or
2. Shall be constructed of solid core wood that comply with the following requirements:
 - 2.1. Stiles and rails shall not be less than $1\frac{3}{8}$ inches thick
 - 2.2. Raised panels shall not be less than $1\frac{1}{4}$ inches thick, except for the exterior perimeter of the raised panel that may taper to a tongue not less than $\frac{3}{8}$ inch thick.
3. Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252.
4. Shall be tested to meet the performance requirements of SFM Standard 12-7A-1.

R327.8.3.1 Exterior door glazing. Glazing in exterior doors shall comply with Section R327.8.2.1.

SECTION R327.9 DECKING

R327.9.1 General. The walking surface material of decks, porches, balconies and stairs shall comply with the requirements of this section.

R327.9.2 Where required. The walking surface material of decks, porches, balconies and stairs shall comply with the requirements of this section when any portion of such surface is within 10 feet (3048 mm) of the building.

R327.9.3 Decking surfaces. The walking surface material of decks, porches, balconies and stairs shall be constructed with one of the following materials:

1. Ignition-resistant material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM Standard 12-7A-5
2. Exterior fire retardant treated wood
3. Noncombustible material
4. Any material that complies with the performance requirements of SFM Standard 12-7A-4A when attached exterior wall covering is also either noncombustible or ignition-resistant material

Exception: Wall material may be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements ASTM E 84 with a Class B flame spread rating.

SECTION R327.10 ACCESSORY STRUCTURES

R327.10.1 General. Accessory and miscellaneous structures, other than buildings covered by Section R327.1.3, which pose a significant exterior exposure hazard to applicable buildings during wildfires shall be constructed to conform to the ignition resistance requirements of this section.

R327.10.2 Applicability. The provisions of this section shall apply to trellises, arbors, patio covers, carports, gazebos and similar structures of an accessory or miscellaneous character.

Exceptions:

1. Decks shall comply with the requirements of Section R327.9.
2. Awnings and canopies shall comply with the requirements of Section 3105 of the California Building Code.

R327.10.3 Where required. Accessory structures shall comply with the requirements of this section.

R327.10.3.1 Attached accessory structures shall comply with the requirements of this section.

R327.10.3.2 When required by the enforcing agency, detached accessory structures within 50 feet of an applicable building shall comply with the requirements of this section.

R327.10.4. Requirements. When required by the enforcing agency accessory structures shall be constructed of noncombustible or ignition-resistant materials.

SECTION R328 ELECTRIC VEHICLE

R328.1 Electric vehicle. An automotive-type vehicle for highway use, such as passenger automobiles, buses, trucks, vans and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array or other source of electric current. For the purpose of this chapter, electric motorcycles and similar type vehicles and off-road self-propelled electric vehicles such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats and the like, are not included.

R328.2 Charging. In any building or interior area used for charging electric vehicles, electrical equipment shall be installed in accordance with the California Electrical Code.

R328.3 Ventilation. Mechanical exhaust ventilation, when required by the California Electrical Code shall be provided at a rate as required by Article 625 or as required by Section 1203 of the California Building Code whichever is greater. The ventilation system shall include both the supply and exhaust equipment and shall be permanently installed and located to intake supply air from the outdoors, and vent the exhaust directly to the outdoors without conducting the exhaust air through other spaces within the building.

Exception: Positive pressure ventilation systems shall only be allowed in buildings or areas that have been designed and approved for that application.

R328.4 Electrical interface. The electrical supply circuit to electrically powered mechanical ventilation equipment shall be interlocked with the recharging equipment used to supply the vehicle(s) being charged, and shall remain energized during the entire charging cycle. Electric vehicle recharging equipment shall be marked or labeled in accordance with the California Electrical Code.

Exceptions:

1. Exhaust ventilation shall not be required in areas with an approved engineered ventilation system, which maintains a hydrogen gas concentration at less than 25 percent of the lower flammability limit.
2. Mechanical exhaust ventilation for hydrogen shall not be required where the charging equipment utilized is installed and listed for indoor charging of electric vehicles without ventilation.

CHAPTER 9

ROOF ASSEMBLIES

SECTION R901 GENERAL

R901.1 Scope. The provisions of this chapter shall govern the design, materials, construction and quality of roof assemblies.

SECTION R902 ROOF CLASSIFICATION

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A, B or C roofing shall be installed in areas designated by this section. Classes A, B and C roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.

R902.1.1 Roof coverings within Very-High Fire Hazard Severity Zones. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

Exception: The requirements shall not apply in any jurisdiction that adopts the model ordinance approved by the State Fire Marshal pursuant to Section 51189 of the Government Code or an ordinance that substantially conforms to the model ordinance and transmits a copy to the State Fire Marshal.

R902.1.2 Roof coverings within State Responsibility Areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

Exception: Areas designated as moderate fire hazard severity zones.

R902.1.3 Roof coverings in all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and

any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class C.

R902.1.4 Roofing requirements a Wildland-Urban Interface Fire Area. Roofing requirements for structures located in a Wildland-Urban Interface Fire Area shall also comply with Section R327.5.

R902.2 Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A, B or C roofs.

Fire-retardant-treated wood shakes and shingles shall comply with ICC-ES E107 and with the weathering requirements contained in Health and Safety Code Section 13132.7 (j). Each bundle shall bear labels from an ICBO accredited quality control agency identifying their roof-covering classification and indicating their compliance with ICC-ES E107 and with the weathering requirements contained in Health and Safety Code Section 13132.7 (j).

Health and Safety Code Section 13132.7 (j) No wood roof covering materials shall be sold or applied in this state unless both of the following conditions are met:

(1) The materials have been approved and listed by the State Fire Marshal as complying with the requirements of this section.

(2) The materials have passed at least five years of the 10-year natural weathering test. The 10-year natural weathering test required by this subdivision shall be conducted in accordance with Standard 15-2 of the 1994 edition of the Uniform Building Code at a testing facility recognized by the State Fire Marshal.

SECTION R903 WEATHER PROTECTION

R903.1 General. Roof decks shall be covered with approved roof coverings secured to the building or structure in accordance with the provisions of this chapter. Roof assemblies shall be designed and installed in accordance with this code and the approved manufacturer's installation instructions such that the roof assembly shall serve to protect the building or structure.

R903.2 Flashing. Flashings shall be installed in a manner that prevents moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane.